

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



Woolgreen,
Carnew,
Co. Wicklow
Y14 NV97



BER D1

sherryfitz.ie



Unique three-bedroom home in Woolgreen with two large workshops to the rear, sitting in the town centre of the small but vibrant Carnew and offers 148 sqm., of bright, well-kept living space in walk in condition. Inside, you will find a spacious kitchen and dining area, a comfortable lounge with feature solid fuel stove fireplace, a separate sitting room, practical utility room, guest wc, three spacious bedrooms and a family bathroom.

To the rear of the residence is a very sizeable yard with two large workshops extending to c.174sqm approx. and c.145sqm approx. with separate access. These large sheds offer excellent potential for a variety of uses and were formerly home to a carpentry and cabinet making business. Although these workshops are included in the overall property, there is an option to purchase them separately. One of the workshops has the benefit of an office with water supply, WC, boiler and stove with radiators. Also included are two further outbuildings; an original stone building to the front in need of some restoration and an office/studio with central heating insulated walls, floor and double-glazed windows.

The property is located in a prominent position in the centre of Carnew, Co. Wicklow, a small market town situated close to both the Wexford and Carlow County borders. It is located on the R725 Carlow to Gorey Road. Carnew's very central location is approx. 16km west of Gorey and 90km south of Dublin. It has good amenities and services including two primary schools and a large secondary school and services an expansive and prosperous rural hinterland. Coolattin's magnificent 18-hole golf course is close by.



Accommodation

GROUND FLOOR

Entrance Hallway 1.91m x 2.10m (6'3" x 6'11"): at widest point, tiled flooring.

Sitting Room 4.20m x 4.25m (13'9" x 13'11"): solid wood flooring and built-in storage units.

Lounge 4.21m x 3.70m (13'10" x 12'2"): at widest point, solid wood flooring, feature fireplace with solid fuel stove and built-in storage.

Kitchen/Dining 4.73m x 6.05m (15'6" x 19'10"): Granite worktop, slate tiled flooring, fitted kitchen units, integrated dishwasher, Belfast style sink, electric oven with gas hob, integrated fridge freezer and solid fuel stove with back boiler.

Utility/Guest WC 2.45m x 1.82m (8' x 6'): tiled flooring, plumbed for washing machine and dryer, WC and wash hand basin.

FIRST FLOOR

Landing 4.22m x 1.03m (13'10" x 3'5"): at widest point, solid wood flooring.

Bedroom 1 4.26m x 4.28m (14' x 14'1"): solid wood flooring and built-in wardrobe.

Bedroom 2 4.22m x 3.82m (13'10" x 12'6"): solid wood flooring.

Office/Study 2.47m x 2.90m (8'1" x 9'6"): at widest point, solid wood flooring, built-in storage units and desk.

Bathroom 3.40m x 2.46m (11'2" x 8'1"): at widest point, marmoleum flooring, timber cladding to walls, bath, shower, WC and wash hand basin.

Master Bedroom 3 4.96m x 3.45m (16'3" x 11'4"): solid wood flooring and built-in wardrobes.

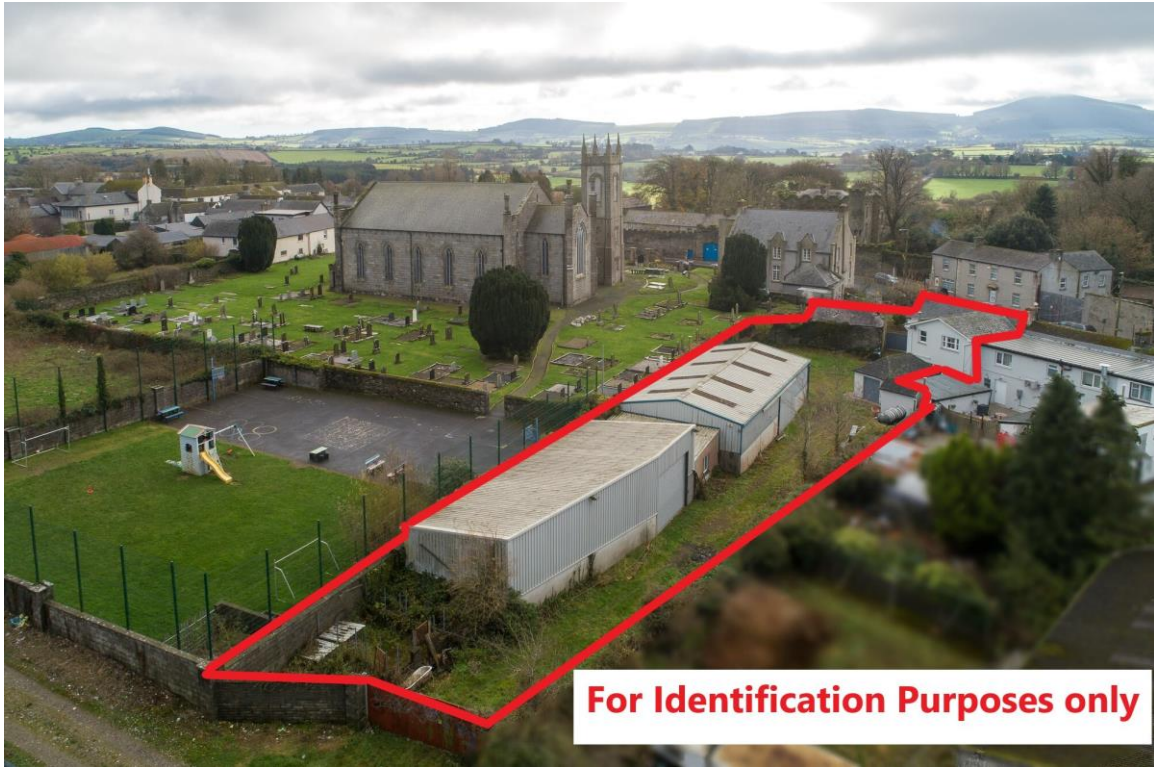




Special Features & Services

- Town centre three-bedroom home with 1593 sq ft approx.
- 2 Large workshops to the rear.
- Large rear yard with plenty of potential for outdoor use, storage, or future plans.
- Close to shops, schools, and local amenities, offering simple and convenient everyday living.
- Sash double glazed windows.
- Solid fuel back boiler heating and oil heating system.





For Identification Purposes only

Directions
Y14NV97



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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